

MENDHAM TOWNSHIP

Form 1

ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

FOR OFFICIAL USE ONLY:

Application No.: <u>9-23</u>	Escrow Account Number: <u>070124-3</u>
Date Filed: <u>10-2-23</u>	Date Deemed Complete:
Amount Application Fee Paid: <u>\$200</u>	Expiration Date:
Amount Technical Review Fee Paid: <u>\$1000</u>	Expiration Date / Extension On: _____ To: _____

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Appeal of Ruling (40:55D-70a) |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation (40:55D-70b) |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Bulk Variance (40:55D-70c) |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input type="checkbox"/> Use Variance (40:55D-70d) |
| <input type="checkbox"/> Major Subdivision - Final | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Major Site Plan - Preliminary | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Major Site Plan - Final | <input type="checkbox"/> Other _____ |

APPLICANT'S NAME

Grzegorz and Aneta Wnorowski

Address

3 Samuel Farm Lane, Mendham, New Jersey 07945

Phone

(917) 873-4002

Fax

N/A

Is Applicant a

Corporation

Partnership

Individual?

IF APPLICANT IS A CORPORATION OR PARTNERSHIP, SET FORTH THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR PARTNERS HAVING A 10% OR MORE INTEREST. *Attach sheet if necessary.*

Name

Address

Name

Address

OWNER'S NAME

Same as Applicant.

Address

Phone

Fax

ATTORNEY'S NAME

Firm and Address Erica Edwards, Esq. / Erica Edwards, Esq. Law Offices LLC

47 East Main Street, Bldg. 2, P.O. Box 252, Flemington, New Jersey 08822

Phone (908) 782-2700 Fax (908) 782-2786

Note: Corporation must be represented by a New Jersey attorney.

NAME(S) AND ADDRESS(ES) OF PERSON(S) PREPARING PLANS: ATTACH SHEET IF NECESSARY.

Name Paul W. Ferriero, P.E. / Ferriero Engineering, Inc.

Address 180 Main Street, P.O. Box 571, Chester, New Jersey 07930

Phone / Fax Phone (908) 879-6209 Fax (908) 879-6597

Profession Professional Engineer NJ License No. License # 32978

Name _____

Address _____

Phone / Fax _____

Profession _____ NJ License No. _____

LOCATION OF PROPERTY

Tax Map Block _____ Lot No. _____ Total Tract Area 33,935 sq. feet

Street Address 131.01 1.05 3 Samuel Farm Lane, Mendham, New Jersey 07945

Zone District R zone

Are the premises fronting on a Township Street County Road State Highway

NAME OF SUBDIVISION OR DEVELOPMENT (IF ANY) Wnorowski Project - Variance Plans

For subdivision, number of proposed lots N/A

For site plans, floor area of building(s) in sq. ft. N/A

EXISTING USE(S) NOW LOCATED ON PREMISES Single family residence

PROPOSED USE(S) OF PREMISES Single family residence

IF THIS APPLICATION IS FOR ZONING VARIANCE RELIEF, HAS A DECISION BEEN RENDERED OR AN ORDER ISSUED BY THE CONSTRUCTION OFFICIAL? Yes No

Date of Decision or Order _____

LIST ANY VARIANCES AND/OR WAIVERS SOUGHT. IF NONE, STATE "NONE." IF ANY ARE REQUIRED, ATTACH HERETO AS A SEPARATE RIDER THE FACTUAL BASIS AND LEGAL THEORY FOR THE RELIEF SOUGHT.

Bulk variance relief is requested for the side yard set back of the patio at 11 feet where 15 feet is required. Bulk variance relief is also requested for the rear yard set back of the deck at 24.5 feet, gazebo at 11.7 feet, fire pit at 22.8 feet, pool at 20 feet and patio at 12.8 feet, where 35 feet is required.

A. DEED RESTRICTIONS THAT EXIST. (If no restrictions, state "none", if "yes" attach copy.)

N/A

B. PROPOSED DEED RESTRICTIONS

N/A

BRIEFLY DESCRIBE ANY PRIOR OR CURRENTLY PENDING PROCEEDINGS BEFORE THIS APPROVING AUTHORITY OR ANY OTHER FEDERAL, STATE, OR LOCAL BOARD OR AGENCY INVOLVING THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION. *Attach sheet if necessary.*

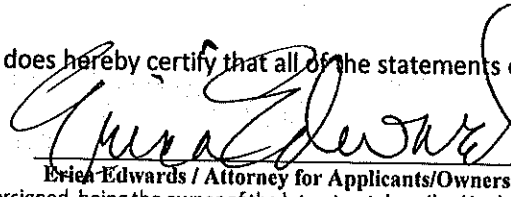
The subject premises was the subject of prior subdivision approval.

LIST ANY OTHER MATERIAL ACCOMPANYING THIS APPLICATION, I.E. PLANS, EIS, DRAINAGE CALCULATIONS, ETC. *Attach sheet if necessary.*

Wnorowski Project Variance Plans dated May 12, 2023, prepared by Ferriero Engineering, Inc.

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

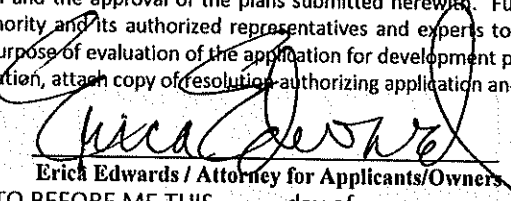
APPLICANT'S SIGNATURE


Erica Edwards / Attorney for Applicants/Owners

DATE August 1, 2023

CONSENT OF OWNER: I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. Further, I hereby give permission to the members of the Approving Authority and its authorized representatives and experts to enter onto and inspect the premises identified herein above for the purpose of evaluation of the application for development presently pending before the Approving Authority. (If owned by a corporation, attach copy of resolution authorizing application and officer signatures.)

OWNER'S SIGNATURE


Erica Edwards / Attorney for Applicants/Owners

DATE August 1, 2023

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ day of _____, 20_____.

Notary Public of New Jersey

2 West Main Street

P.O. Box 520

Brookside, N.J 07926

973-543-4555 or Fax 973-543-6630

Environmental & Zoning Application

Permit Fee: \$ 35.00

Date: 05/17/23 03:13 PM H03

Am: 35.00 08

Ref Num: 15691 Seq: 14 to 14

Survey must be supplied with this application showing proposed setbacks & proposed work:

Owner Information: Phone Number: 917 873 4002 Date: 5/15/23

Name: Gregor Wnorowski

Address: 3 Samuel Farm Lane

Address of Work:

Block: 131.01 Lot: 1.05 Zone R

Current Use of Property: Single family home

Proposed Use of Property: _____

Proposed Work: (Check one) Other: _____

Addition Shed Fence Pool Deck New Structure Patio

Gazebo Tennis Court Garage Portico Hot Tub Pool House

Detail of proposed work. Include length, width and height for proposed improvement on survey with distance to all lot lines.

- 1) Are there any wetlands, restrictions, easements, or limitations on site? () Yes () No
- Show all wetland delineation line, streams, easements on plot plan, attach prior NJDEP approvals
- 2) Was there ever any board of adjustment or planning board approval? () Yes () No
- 3) Was this property created by subdivision after 1987 () Yes () No
- 4) Are there any open building permits that have never been finalized? () Yes () No

Any incorrect or falsified information will render this application void and any approvals based on it. Applicant certifies all information true and accurate.

Owner's Signature: [Signature] Date: 5/15/23

Amount Received: \$ _____ Cash _____ Check # _____ By: _____

Approved _____ Denied Date 5/22/23 Zoning Officer: [Signature]

Comments: DOES NOT MEET SET BACK FOR THE "R" ZONE

Building Coverage & Floor Area Calculations

Existing Area Sq. Ft.

Proposed Area Sq. Ft.

First Floor Sq. Ft.

Second Floor Sq. Ft.

Total

3,920

Permitted Coverage:

Block:

13101

Lot:

1.05

Zone:

R-2

Existing Area sq. ft.

Proposed Area sq. ft.

Remarks

Area of Basic House Footprint

Additions

Attached Garage

Detached Garage, Sheds

252

Roofed Porches or Decks

Patios & Sidewalks

600

467 + 163 ^{garage} = 630

Driveways, Parking Lots

Swimming Pools

—

450 + 700 = 1,150

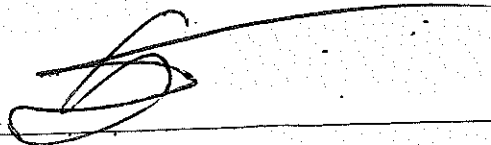
Total Impervious Coverage

Existing Lot size Sq. Ft.

33,935

Total Land Disturbance

Applicant Signature:



PLANNING BOARD BOARD OF ADJUSTMENT APPLICATION CHECKLIST

APPLICATION NO. _____

SECTION 13-17

ITEM NO.	SUBMISSION REQUIREMENTS									ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	NOTES/ LAND USE ORDINANCE REFERENCE
	PLANNING BOARD OR BOARD OF ADJUSTMENT						BOARD OF ADJUSTMENT							
	MINOR		MAJOR				VARIANCE 40.55D-70							
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL		(a) & (b)	(c)	(d)						
1	•	•	•	•	•	•	•	•	•	Twenty (20) copies of completed application forms for PB Eighteen (18) copies for BOA	✓	COMPLIES		
												N.A.		
												WAWER		
2	•	•	•	•	•	•	•	•	•	20 Copies to Planning Board, 18 copies to Board of Adjustment of requisite plats prepared, signed and sealed by N.J. licensed professional in compliance with N.J. A.C. 13:40-7, 1 et sec, folded with title block exposed to view. Plat sheets shall be no larger than 24" x 36"	✓	COMPLIES		
												N.A.		
												WAWER		
3	•	•	•	•	•	•	•	•	•	20 copies to Planning Board, 18 copies to Board of Adjustment of documents other than plats necessary to accompany the application.	✓	COMPLIES		
												N.A.		
												WAWER		
4	•	•	•	•	•	•	•	•	•	Completed Filing Fees Calculation Sheet and payment of required filing fees inclusive of application fees and escrow deposits. See Appendix 1.	✓	COMPLIES		
												N.A.		
												WAWER		
5	•	•	•	•	•	•	•	•	•	Certification Issued by the Tax Collector that no taxes or assessments for local improvements are due or delinquent on the subject property.	✓	COMPLIES		16-5,8
												N.A.		
												WAWER		
6	•	•	•	•	•	•	•	•	•	Certification of submittal to the Morris County Planning Board and the Morris County Soil Conversation District.	✓	COMPLIES		16-5,4
												N.A.		
												WAWER		
7	•	•	•	•	•	•	•	•	•	Title block placed in the lower right corner of each sheet containing all information drawn in a format shown in Appendix 2.	✓	COMPLIES		16-8.5g; 16-8. 1a,1a,b,c,d
												N.A.		
												WAWER		
8	•	•	•	•	•	•	•	•	•	Name(s) and address(es) of the owner(s) and applicant(s) of the subject tract.	✓	COMPLIES		16-8.5g; 16-8.1a, 1e, 1f
												N.A.		
												WAWER		
9	•	•	•	•	•	•	•	•	•	North arrow and graphic scale appearing on all plat sheets as applicable.	✓	COMPLIES		16-8, 1, a2
												N.A.		
												WAWER		
10	•	•	•	•	•	•	•	•	•	Key Map showing the subject tract and its relation to the surrounding area at a scale of not less than 1"=500'.	✓	COMPLIES		16-8. 1.a9
												N.A.		
												WAWER		
11	•	•	•	•	•	•	•	•	•	Area Map based on Tax Map information at scale of 1"=200' with the following information: 1. Adjoining property owners Lot and Block No. 2. Block limits, Zoning districts and municipal boundary lines.	✓	COMPLIES		16-8.1.a 10
												N.A.		
												WAWER		
12	•	•	•	•	•	•	•	•	•	A list of the full names and addresses, with Block and Lot numbers, of owners of all land within 200' of the subject tract, as furnished by the Mendham Township Tax Assessor and keyed to the Area Map.	✓	COMPLIES		16-8. 1.a8
												N.A.		
												WAWER		
13	•	•	•	•	•	•	•	•	•	Plat. Signature Box as illustrated by Appendix 3.	✓	COMPLIES		16-8.1.a 1.g
												N.A.		
												WAWER		
14	BOA •				•					Plat Signature Boxes as illustrated by Appendix 4.	✓	COMPLIES		16-8.5a
												N.A.		
												WAWER		

TOWNSHIP OF MENDHAM

ITEM NO.	SUBMISSION REQUIREMENTS							ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	NOTES/ L.U.O. REF.
	PLANNING BOARD OR BOARD OF ADJUSTMENT				BOARD OF ADJUSTMENT							
	MINOR		MAJOR		VARIANCE 40.55D-70							
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL	(a) & (b)	(c)	(d)					
15	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1, 9.8
										N.A.		
										W.A.I.V.E.R.		
16	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.4.a; 16-8.1.a.4
										N.A.		
										W.A.I.V.E.R.		
17	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.9.3
										N.A.		
										W.A.I.V.E.R.		
18			•	•						COMPLIES		
										N.A.		
										W.A.I.V.E.R.		
19	•	•			•	•	•	•	✓	COMPLIES		16-8.2.9a & b
										N.A.		
										W.A.I.V.E.R.		
20	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.f
										N.A.		
										W.A.I.V.E.R.		
21	•	•	•	•		•	•	•	✓	COMPLIES		
										N.A.		
										W.A.I.V.E.R.		
22	•	•	•	•	•					COMPLIES		16-8.1.a.7; 16-8.1.a.11
										N.A.		
										W.A.I.V.E.R.		
23	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.b.1
										N.A.		
										W.A.I.V.E.R.		
24	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.b.3; 16-8.6a,b
										N.A.		
										W.A.I.V.E.R.		
25	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.b.3; 16-8.6a, b
										N.A.		
										W.A.I.V.E.R.		
26	•	•	•	•	•					COMPLIES		16-8.1.b.4
										N.A.		
										W.A.I.V.E.R.		
27	•	•	•	•	•	•	•	•	✓	COMPLIES		16-8.1.b.6; 16-8.5d
										N.A.		
										W.A.I.V.E.R.		
28	•	•	•	•	•	•	•	•	✓	COMPLIES		
										N.A.		
										W.A.I.V.E.R.		

TOWNSHIP OF MENDHAM

ITEM NO.	SUBMISSION REQUIREMENTS						ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	NOTES/ LAND USE ORDINANCE REFERENCE			
	PLANNING BOARD OR BOARD OR ADJUSTMENT				BOARD OF ADJUSTMENT									
	MINOR		MAJOR		VARIANCE 40.55D-70									
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL	(a) & (b)	(c)						(d)		
29					•						Bodies of water, streams and wetlands and wetland transition areas as verified by L.O.I. (or absence of wetlands determination by N.J.D.E.P.E.) and waterways within the subject tract.	COMPLIES N.A. WAIVER		16-8.1.b.7; 16-5.9
30	•	•	•	•		•	•				Bodies of water, streams wetlands, wetland transition areas, State open waters, water ways, swales, ditches, bridges, culverts, storm drainage piping and other structures on and within 200' of the subject tract.	✓ COMPLIES N.A. WAIVER		16-8.1.b.7; 16-5.9
31	•	•	•	•							Soft types based on Soil Survey of Morris County as prepared by the Soil Conservation Service.	COMPLIES N.A. WAIVER		16-8.1.d.1
32	•	•	•	•							Location of all soil permeability test pits with respective soil log and permeability data to include date of test, depths and identification of horizons, depth to ground water and bedrock.	COMPLIES N.A. WAIVER		16-8.1.d.1
33	•	•	•	•							Location of all existing and proposed water supply wells on the subject tract and those existing within 100 feet thereof.	COMPLIES N.A. WAIVER		16-8.1.d.2
34	•	•	•	•							Location of all existing and proposed sewerage disposal systems on the subject tract and those existing within 100 feet thereof.	COMPLIES N.A. WAIVER		16-8.1.d.2
35	•	•	•	•							Environmental impact Study as required by Chapter XVII of the Land Use Ordinance.	COMPLIES N.A. WAIVER		16-8.1.a.1; 16-8.4.g
36	•	•	•	•							Environmental Constraints Map with all details required by 17-3.1 (f) shown for the subject tract and within 200' thereof.	COMPLIES N.A. WAIVER		17-3.1(f):
37	•	•	•	•							Soil Erosion and Sediment Control Plan as required by Chapter XIX. of the Land Use Ordinance.	COMPLIES N.A. WAIVER		16-8.1.a.2; 16-8.4.h
38	•	•	•	•							Site Grading Plan as required by section 16-8.4 (F) of the Land Use Ordinance.	COMPLIES N.A. WAIVER		16-8.1.e.3; 16-8.4.1
39	•	•	•	•	•	•	•				Development Permit or application therefore as required by Chapter XVII, for the Subject tract, if any portion thereof lies within an area of special flood hazard.	✓ COMPLIES N.A. WAIVER		Chapter XVII
40	•	•	•	•	•						Proof of approval by or proof of submission for approval, to the Mendham Township Board of Health and/or other agency of jurisdiction for individual or central sewerage disposal system(s).	COMPLIES N.A. WAIVER		
41	•	•	•	•	•						Proof of approval by or proof of submission for approval, to the Mendham Township Board of Health and/or other agency of jurisdiction for individual or central potable water supply system(s).	COMPLIES N.A. WAIVER		
42	•	•	•	•	•		•	•			Plats and plans drawn at a scale not less than 1"=500' (A scale of 1" = 100' may be used in instances when the standard 24"x36" sheet size will not properly accommodate the tract.)	✓ COMPLIES N.A. WAIVER		16-8.2; 16-8.4

TOWNSHIP OF MENDHAM

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	PLANNING BOARD OR BOARD OR ADJUSTMENT				BOARD OF ADJUSTMENT										
	MINOR		MAJOR		VARIANCE 40.55D-70										
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL	(a) & (b)	(c)						(d)			
43	•	•	•	•	•	•	•	•	•	•	Lot line and/or lot development layout plan. Proposed development features shall be represented graphically by solid lines, existing features to be removed shall be represented by dashed lines, "joining symbols" shall be used to indicate lot consolidation or common ownership where appropriate.	✓	COMPLIES		16-8.1.a.4
													NA		
													WAIVER		
44	•	•	•	•	•	•	•	•	•	•	Engineering details of any proposed improvements at an appropriate scale and, where mandated, in compliance with Mendham Township "Standard Construction Details"		COMPLIES		16-8.4.k
													NA		
													WAIVER		
45	•	•	•	•	•	•	•	•	•	•	Topographic Map of the subject tract and lands within 200' thereof at a contour interval of 2 feet with elevation data referenced to sea level. (A contour interval of 5 feet may be used for areas sloped 15% or more).		COMPLIES		16-8.4.b
													NA		
													WAIVER		
46			•	•	•	•	•	•	•	•	Cross sections of all existing and proposed streets at 50' station intervals within and adjoining the subject tract at a 1"=5' horizontal and vertical scale.		COMPLIES		16-8.4.c
													NA		
													WAIVER		
47			•	•	•	•	•	•	•	•	Street Plans and Profiles for all existing and proposed streets within and adjoining subject tract, with R.O.W. and pavement widths, sanitary and storm sewer facilities with sizes, grades and invert elevations drawn in a "plan over profile" format at scale of 1"=30' horizontal and 1"=5' vertical.		COMPLIES		16-8.4.c
													NA		
													WAIVER		
48			•	•	•	•	•	•	•	•	Existing and proposed storm drainage information including: streams, water courses, swales, bridges, culverts, drainage pipes, inlets, man holes, detention facilities and any other structures.		COMPLIES		16-8.4.e.2
													NA		
													WAIVER		
49	•	•	•	•	•	•	•	•	•	•	Location and description of existing and proposed utility facilities including: water mains, fire hydrants, gas mains, electric, telephone and C.A.T.V. service lines.	✓	COMPLIES		16-8.4.1
													NA		
													WAIVER		
50			•	•	•	•	•	•	•	•	Surface and storm water drainage calculations and data with information relating to storm water management as required by Section 16-8.4 (e) and Section 16-10.9.		COMPLIES		16-8.4e; 16-10.9
													NA		
													WAIVER		
51	•	•	•	•	•	•	•	•	•	•	Slope Analysis Map and tabulation as required by Section 16-10.8 in a format illustrated by Appendix 6.		COMPLIES		16-10.8
													NA		
													WAIVER		
52		•	•	•	•	•	•	•	•	•	Landscaping plan showing existing and proposed vegetation and screening, including plant material schedule identifying species, number, spacing and sizes.		COMPLIES		16-8.6a.4; 8.6b.6
													NA		
													WAIVER		
53		•	•	•	•	•	•	•	•	•	Location of existing and proposed area lighting including type of fixture(s) and luminaire(s), number, lumen power, time of use, mounting and illumination details with direction and isolux diagram.		COMPLIES		16-8.36a35; 8.6b.4
													NA		
													WAIVER		
54		•	•	•	•	•	•	•	•	•	Location dimension and setbacks of all existing and proposed signs, including details of materials, finishes, mounting, illumination, lettering and message.		COMPLIES		16-8.6b.3a
													NA		
													WAIVER		
55		•	•	•	•	•	•	•	•	•	Architectural drawings, including dimensioned building floor plans, showing layout of interior uses and functions and calculation of floor areas, and elevations showing building heights, finishes, materials and colors drawn to a scale of not less than 1/8"=1'	✓	COMPLIES		16-8.6b.8
													NA		
													WAIVER		
56		•	•	•	•	•	•	•	•	•	Statement of facts in support of a conditional use pursuant to Section 21-4.6.		COMPLIES		21-4.6.
													NA		
													WAIVER		

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	PLANNING BOARD OR BOARD OF ADJUSTMENT				BOARD OF ADJUSTMENT							
	MINOR		MAJOR		VARIANCE 40.55D-70							
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL	(a) & (b)	(c)						(d)
57	•	•	•	•	•	•	•	•	•	Existing and proposed streets within and adjoining the subject tract, including names, R.O.W. and pavement widths and any R.O.W. dedication.	✓ COMPLIES N.A. WAIVER	
58	BOA •				•					The location and identification of all existing and proposed monuments location.	COMPLIES N.A. WAIVER	16-8.5c
59				•	•					Construction drawings entitled "Improvement and Utility Plans" pursuant to Section 10-4.2.	COMPLIES N.A. WAIVER	16-8.5f
60						•	•	•		Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	✓ COMPLIES N.A. WAIVER	
61			•	•	•					Information and data to indicate compliance with required fire protections systems pursuant to Section 16-10.2 (w) including location sizes and rating of any hydrants and/or water storage tanks and distances thereof to all proposed buildings.	COMPLIES N.A. WAIVER	16-8.4e
62			•		•					Design and identification of any proposed private streets, labeled "Not Dedicated for Public Use" in compliance with Section 16-10.4, including proximity to nearest existing private street and special requirements applicable to backland development.	COMPLIES N.A. WAIVER	16-8.1.a.12; 16-8.5e
63	•	•	•	•	•					Landscape Plan and Plant Material Schedule in accordance with Chapter XIII of the Land Use Ordinance.	COMPLIES N.A. WAIVER	16-8.1.(b)8;
64										RESERVED	COMPLIES N.A. WAIVER	
65										RESERVED	COMPLIES N.A. WAIVER	
66										RESERVED	COMPLIES N.A. WAIVER	

Name of Applicant GRZEGORZ AND ANETA WJOWROWSKI

Name of Owner SAME AS ABOVE

Project Name WJOWROWSKI PROJECT - VARIANCE PLANS Type of Application _____

Location: Block# 131-01 Lot# 1.05 Street Address 3 SAMUEL FARM LANE

Signature of Applicant ERICA EDWARDS Date AUGUST 1, 2023

ATTORNEY FOR APPLICANTS/OWNERS

MENDHAM TOWNSHIP

FORM 2

ZONING BOARD OF ADJUSTMENT

CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

BLOCK(S) 131.01 LOT(S) 1.05

OWNER OF PROPERTY Grzegorz and Aneta Wnorowski

STREET ADDRESS 3 Samuel Farm Lane, Mendham, New Jersey 07945

This is to certify that all taxes and assessments for local improvements have been paid, and that no taxes or assessments for local improvements are due or delinquent as to the premises which are the subject of the application for development as of the date indicated below.

*****THIS SECTION IS TO BE COMPLETED BY THE TAX COLLECTOR*****

Please be advised that the current status of tax and utility fees are:

Tax status is paid current / due but not delinquent / delinquent

Last tax payment was made on 7-26-23 for 3 Quarter 2023

Next tax payment is due 11-1-2023

Tax is delinquent if not paid by 11-13-2023

Sewer status is paid current / due but not delinquent / delinquent

Last sewer payment was made on _____ for _____ Quarter _____

Next Sewer Payment is due _____

Sewer becomes delinquent if not paid by _____

Not served by municipal sewer

Lydia Slide

Tax Collector or Authorized Signature

9-19-2023

Date of Certification

11-13-2023

Certification Expiration Date

*Please note that the above information is not a formal tax search or improvement search pursuant to N.J.S.A. 54: 1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to reply upon the information, a formal tax search and municipal improvement search shall be applied for and the fees posted for said search in accordance with the prevailing statutes.

TOWNSHIP OF MENDHAM
OFFICE OF THE TAX ASSESSOR
P.O. Box 520
Brookside, NJ 07926

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

Phone: (973) 543-4555 x219

Fax: (973) 543-6630

Email: sholzhauer@mendhamtownship.org

October 2, 2023

Erica Edwards, Esq.
Erica Edwards, Esq. Law Offices LLC
PO Box 252
Flemington, NJ 08822

RE: Certified List of Property Owners (200')

Certifying Municipality: Township of Mendham

Subject Prop Blk / Lot: 131.01 / 1.05 (3 SAMUEL FARM LANE)

Dear: Sir/Madam:

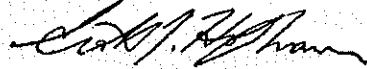
Attached please find a complete list of all property owners in Mendham Township that appear to be situated within 200 feet of the above referenced parcel(s). This information is certified as that which appears in the Mendham Township municipal tax book, including any ownership changes that have been recently received in the form of new deeds.

The initial printout titled "Buffer Report" takes data directly from our GIS database. The properties provided on the list were determined electronically from this website – which takes scaled offsets from the subject property as identified on the electronic Tax Maps for the Township (as maintained by Civil Solutions).

The attached "Addendum" includes any other entities that require notification in accordance with the provisions of the M.L.U.L. and pursuant to Subsection (h) of N.J.S.A. 40:55D-12 (agencies that have registered to receive notice with regard to Planning and/or Zoning applications).

If you have any questions, feel free to contact my office.

Sincerely,



Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

SH/pw
Attachment

Subj Blk / Lot: 131.01 / 1.05
 List Date: 10/02/23

200-FT NOTIFICATION LIST

ADDENDUM

The following entities marked "X" must also be included in the 200-ft notification for the subject property in question:

Include	<u>Roads / Associations / Utilities</u>	<u>Address / Contact Info</u>
	Associations: <ul style="list-style-type: none"> • 	None known or specified
X X X X X X X	Utilities Companies: <ul style="list-style-type: none"> • PSE&G • JCP&L c/o First Energy • Comcast • Verizon FIOS • Southeast Morris Cty MUA • Morris Cty Municipal Utilities Authority • NJ American Water 	P.O. Box 490, Cranford N.J. 07016 76 South Main St, Akron OH 44308 One Comcast Ctr., Philadelphia PA 19103 P.O. Box 4830, Trenton NJ 08650-4830 19 Saddle Rd, Cedar Knolls NJ 07927 214A Center Grove Rd, Randolph, NJ 07869 1025 Laurel Oak Rd, Voorhees, NJ 08043
	Adjacent Municipalities	

OWNER & ADDRESS REPORT

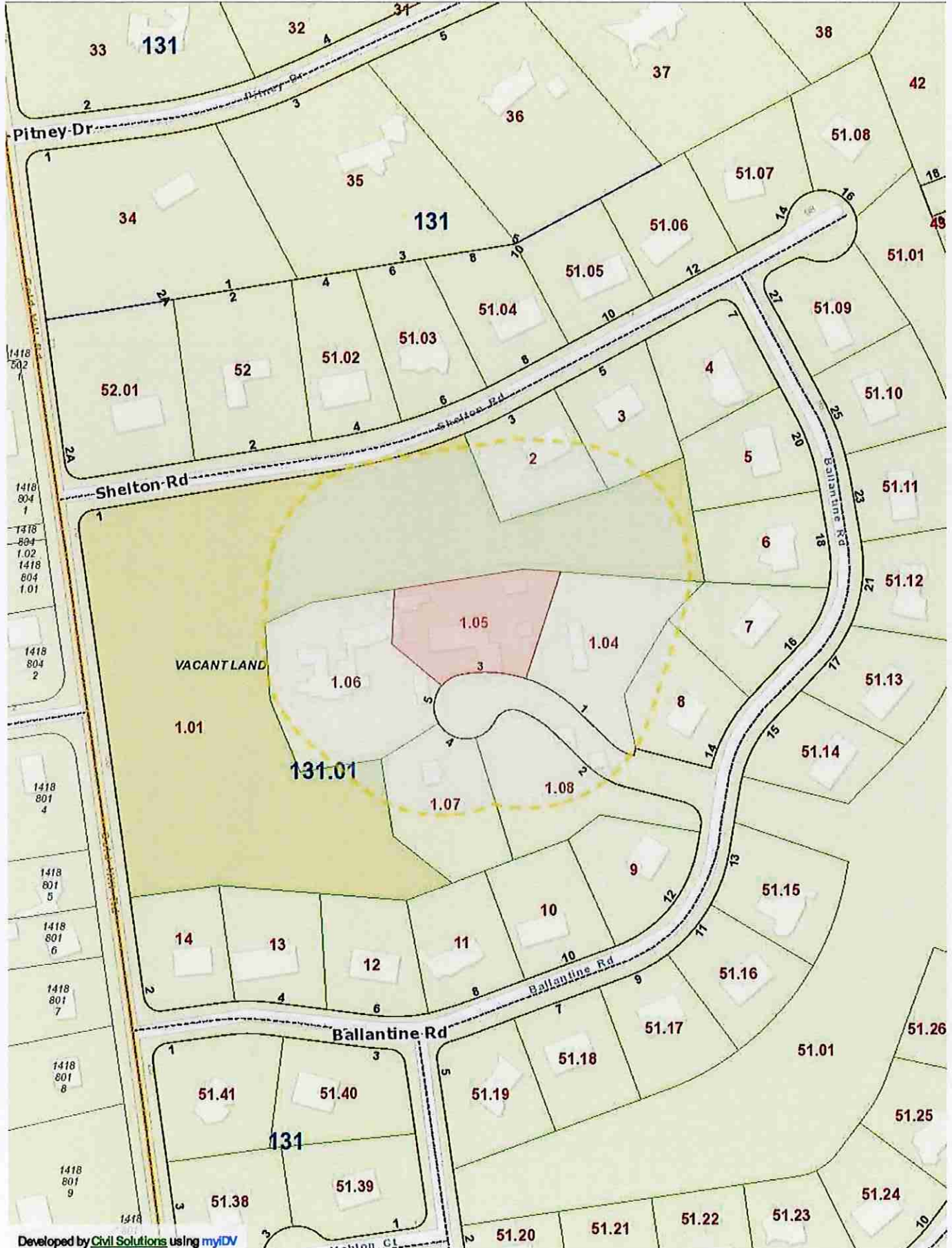
MENDHAM TOWNSHIP

10/02/23 Page 1 of 1

200-FT PROPERTY OWNERSHIP LIST BASED ON CURRENT MOD-IV DATA AT TIME OF LIST
 :SUBJECT PROPERTY > BLOCK 131.01, LOT 1.05

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
131.01	1.01		15C	TOWNSHIP OF MENDHAM 2 W MAIN ST BROOKSIDE, NJ 07926	1 COLD HILL RD	
131.01	1.04		2	LANZA, WILLIAM L JR/EMMA 1 SAMUEL FARM LN MENDHAM, NJ 07945	1 SAMUEL FARM LN	
131.01	1.05		2	WNCOROWSKI, GRZEGORZ/ANETA 3 SAMUEL FARM LN MENDHAM, NJ 07945	3 SAMUEL FARM LN	
131.01	1.06		2	TROUM, JACQUELINE/MATTHEW 5 SAMUEL FARM LN MENDHAM, NJ 07945	5 SAMUEL FARM LN	
131.01	1.07		2	PIRCHIO, RYAN/SARA 4 SAMUEL FARM LN MENDHAM, NJ 07945	4 SAMUEL FARM LN	
131.01	1.08		2	MC MANUS, CONOR/JENNIFER 2 SAMUEL FARM LN MENDHAM, NJ 07945	2 SAMUEL FARM LN	
131.01	2		2	DUMOVIC, PETER & DEBORAH 3 SHELTON RD MENDHAM, NJ 07945	3 SHELTON RD	
131.01	3		2	MISTRETTA, JOSEPH T/CYNTHIA A 5 SHELTON RD MENDHAM, NJ 07945	5 SHELTON RD	
131.01	7		2	HETZEL, JAMES V & MARIANNE 16 BALLANTINE RD MENDHAM, NJ 07945	16 BALLANTINE RD	
131.01	8		2	ROMEBER, ARTHUR C.III/KAREN M 14 BALLANTINE RD MENDHAM, NJ 07945	14 BALLANTINE RD	

Mendham Township - Map
Buffer Report



MENDHAM TOWNSHIP

Form 4

ZONING BOARD OF ADJUSTMENT

AFFIDAVIT OF APPLICANT

State of New Jersey
County of Morris

ERICA EDWARDS of full age, being duly sworn according to law on oath
deposed and says that all of the proceeding statements contained in the application submitted
herewith are true.

Sworn and subscribed to before me on _____ day of _____, 20____

Notary Public of New Jersey

Erica Edwards
Signature of Applicant

ERICA EDWARDS, ATTORNEY FOR APPLICANT

AFFIDAVIT OF OWNERSHIP

State of New Jersey
County of Morris

ERICA EDWARDS of full age, being duly sworn according to law on oath deposes and
says that deponent resides at 49 EAST MAIN ST. FLEMINGTON the
County of HUNTERDON and the State of NEW JERSEY that he/she REPRESENTS
is the owner in fee of all that certain parcel of land situated in the Township of Mendham and
known and designated as Lot No. 1.05 Block No. 131.01 and that
THE OWNER is hereby authorized to make the within application or
appeal.

Sworn and subscribed to before me this _____ day of _____, 20____

Notary Public of New Jersey

Erica Edwards
Signature of Owner

ATTORNEY FOR OWNER/APPLICANT

MENDHAM TOWNSHIP

Form 10

ZONING BOARD OF ADJUSTMENT

FLOOR AREA RATIO (FAR) CALCULATIONS

The FAR (Floor Area Ratio) calculation may be information necessary to determine the type or extent of relief being sought from the Zoning Board of Adjustment.

The calculation, applicable to the R, R-1, R-2, R-3, and R-5 zoning districts, is as follows: "Total permitted floor area= 2600 sq. ft.+ (1700 sq. ft. x acreage of the lot)."

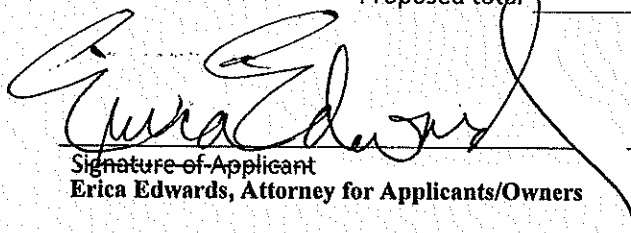
Block: 131.01 Lot 1.05 Zone R

Location 3 Samuel Farm Lane

Acreage of lot:	<u>0.78</u>	acres
Acreage x 1700:	<u>1,326</u>	sq. ft.
+	<u>2,600</u>	sq. ft.
=	<u>3,926</u>	sq. ft. permitted floor area

Total applicable floor area of all applicable structures:

Existing:	<u>3,260</u>	sq. ft.
Existing to be removed:	<u>252</u>	sq. ft.
Proposed to be added:	<u>0</u>	sq. ft.
Proposed total	<u>3,008</u>	sq. ft.


Signature of Applicant
Erica Edwards, Attorney for Applicants/Owners

August 1, 2023
Date